064.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	915,600 / 915,600
					USE VALUE:	915,600 / 915,600
					ASSESSED:	915,600 / 915,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		RANGELEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CORSO GERARD/TRUSTEE	
Owner 2:	CORSO RANGELEY TR	
Owner 3:		
Street 1:	7 BONNIE LN	
Street 2:		
Twn/City:	BILLERICA	
St/Prov:	MA	Cntry:
Postal:	01821	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	CORSO GERARD/DENNIS -
Owner 2:	C/O GERARD CORSO -
Street 1:	7 BONNIE LN
Twn/City:	BILLERICA
St/Prov:	MA Cntry:
Postal:	01821

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2616 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7577.000	457,800	4,700	453,100	915,600
Total Card	0.174	457,800	4,700	453,100	915,600
Total Parcel	0.174	457,800	4,700	453,100	915,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.00 | /Parcel: 350.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 41234

GIS Ref

GIS Ref

Insp Date 11/17/18

!5560!

PREVIOUS ASSESSMENT

Parcel ID 064.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	457,800	4700	7,577.	453,100	915,600		Year end	12/23/2021
2021	104	FV	436,400	4700	7,577.	453,100	894,200		Year End Roll	12/10/2020
2020	104	FV	436,500	4700	7,577.	453,100	894,300	894,300	Year End Roll	12/18/2019
2019	104	FV	336,700	4700	7,577.	420,800	762,200	762,200	Year End Roll	1/3/2019
2018	104	FV	336,700	4700	7,577.	420,800	762,200	762,200	Year End Roll	12/20/2017
2017	104	FV	315,100	4700	7,577.	369,000	688,800	688,800	Year End Roll	1/3/2017
2016	104	FV	315,100	4700	7,577.	336,600	656,400	656,400	Year End	1/4/2016
2015	104	FV	279,600	4700	7,577.	297,800	582,100	582,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:23:39

LAST REV

Date	Time
04/16/19	14:44:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5560

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORSO GERARD/DE	50741-423		2/20/2008	Family	1	No	No		Dennis Corso resigned as Trustee 1/31/2013 Bk
CORSO IGNATIUS	29880-173		3/5/1999	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	41234
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
1/12/2009	Meas/Inspect	294	PATRIOT
1/29/2000	Inspected	263	PATRIOT
12/18/1999	Missed Appt.	263	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7577		Sq. Ft.	Site		0	70.	0.85	12									453,117						453,100	

Total AC/HA:	0.17394	Total SF/SM:	7577	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	453,117	Spl Credit		Total:	453,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07787287
Const Adj.:	0.97418028
Adj $ / SQ:	189.008
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	663437
Depreciation:	205666
Depreciated Total:	457772

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12			BRs: 4				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

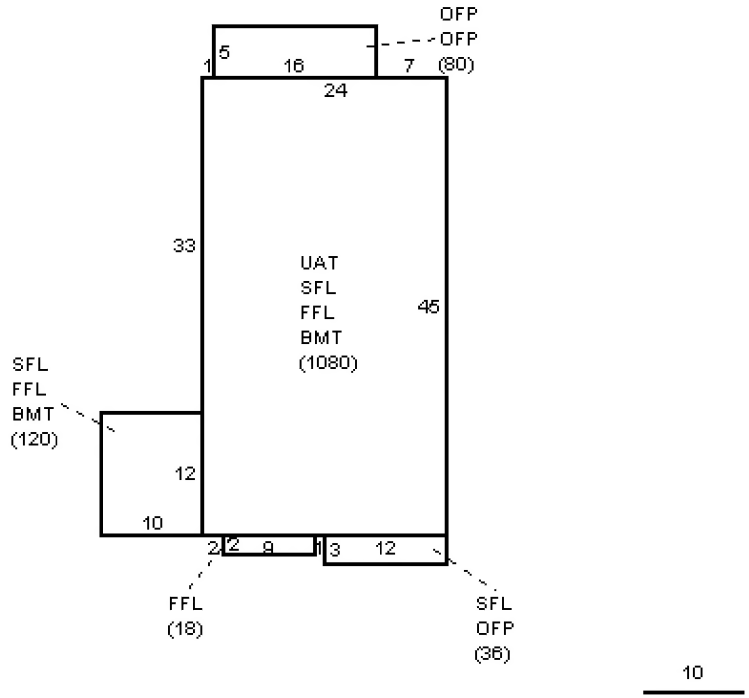
No Unit	RMS	BRS	FL
1	6	2	
1	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	189.01
Special Features:	0	Val/Su Net:	111.12
Final Total:	457800	Val/Su SzAd	186.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,236	189.010	233,613
FFL	First Floor	1,218	189.010	230,211
BMT	Basement	1,200	56.700	68,043
UAT	Upper Attic	270	93.750	25,312
OFP	Open Porch	196	24.270	4,758

Net Sketched Area:	4,120			Total:	561,937
Size Ad	2454	Gross Area	4930	FinArea	2616

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 064.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1928	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	Total: 4,700

IMAGE

AssessPro Patriot Properties, Inc